



**MINUTES
ZONING ADMINISTRATOR PUBLIC HEARING MEETING
REGULAR MEETING OF MAY 18, 2009**

CALL TO ORDER: Zoning Administrator Barbara Meerjans

PRESENT: Zoning Administrator Barbara Meerjans

ABSENT:

STAFF PRESENT: Barbara Meerjans, Zoning Administrator
Spencer Shafsky, Zoning Technician
Tanu Jagtap, Zoning Technician
Terry Wong, Associate Planner

PUBLIC HEARING ITEMS

Item 1. AUTO MALL INDUSTRIAL CONDOS – 4500 AUTO MALL PARKWAY – (PLN2009-00095) – to consider a Zoning Administrator Permit and Tentative Parcel Map (TPM-9838) to convert an existing industrial building into a six-unit industrial condominium with one common lot for property located in the Industrial Planning Area. This project is categorically exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.
Project Planner – Terry Wong, (510) 494-4456, twong@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #1: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15301, CLASS 1 OF THE CEQA GUIDELINES BECAUSE THE BUILDINGS ARE EXISTING AND NO CHANGE IN THE USE IS PROPOSED.

AND

FIND PLN2009-00095, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE PLN2009-00095, AS SHOWN ON EXHIBIT “A”, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B”.

ITEM #1 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

- Item 2. PRINCE OF PEACE SCHOOL ADDITION – 38451 FREMONT BOULEVARD – (PLN2009-00201)** – to consider a Zoning Administrator Permit Amendment to Use Permit (UA-81-3) to add 1,000 square feet to an existing school building located in the Centerville Planning area. This project is categorically exempt from the California Environmental Quality Act (CEQA) per guideline 15303, New Construction or Conversion of Small Structures.
Project Planner – Spencer Shafsky, (510) 494-4452, sshafsky@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #2: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15303 NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

AND

FIND THAT THIS ZONING ADMINISTRATOR PERMIT AMENDMENT IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S PUBLIC FACILITIES CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE ZONING ADMINISTRATOR PERMIT AMENDMENT PLN2009-00201, AS SHOWN ON EXHIBIT “A”, SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B”.

ITEM #2 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

- Item 3. CAR-CARS AUTO BROKER – 37422 GLENMOOR DRIVE – (PLN2009-00203)** – to consider a Zoning Administrator Use Permit for indoor automotive sales (Sec.8-21508) located in the Centerville Planning Area. This project is categorically exempt from the California Environmental Quality Act (CEQA) per Guideline 15301, Existing Facilities.
Project Planner – Tanu Jagtap, (510) 494-4537, tjagtap@fremont.gov

The hearing was opened and there were no public speakers.

THE ZONING ADMINISTRATOR TOOK THE FOLLOWING ACTION ON ITEM #3: HOLD PUBLIC HEARING.

AND

FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER 15301 OF THE CEQA GUIDELINE BECAUSE IT IS AN EXISTING FACILITY AND NO CHANGES ARE BEING PROPOSED.

AND

FIND PLN2009-00203 IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY'S EXISTING GENERAL PLAN. THESE PROVISIONS INCLUDE THE DESIGNATIONS, GOALS, OBJECTIVES AND POLICIES SET FORTH IN THE GENERAL PLAN'S LAND USE CHAPTER AS ENUMERATED WITHIN THE STAFF REPORT.

AND

APPROVE PLN2009-00203, AS SHOWN ON EXHIBIT "A", SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT "B".

ITEM #3 WAS APPROVED, BASED ON FINDINGS AND SUBJECT TO CONDITIONS.

Meeting adjourned at 2:45 p.m.

APPROVED BY:

A handwritten signature in cursive script, appearing to read "Barbara Meerjans".

Barbara Meerjans
Zoning Administrator